

April 18, 2006 CPC



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

06PR0319

Jack Herbert IV
(Oaklake – JLH Properties, LLC)

Clover Hill Magisterial District
12601 Wilfong Drive

REQUEST: Landscape plan approval for the proposed Oaklake – JLH Properties, LLC site as required by Condition 5(a) and Textual Statement Condition 2 of zoning Case 87S016.

RECOMMENDATION

Staff recommends approval of the landscape plan subject to two (2) conditions for the following reasons:

REASONS:

1. The proposed landscaping complies with ordinance requirements for plant quantity and quality as specified by the County Ordinance.
2. Recommended Condition 1 allows for an on-site evaluation of vehicular sight distances to determine if field conditions will be conducive to a more evenly distributed planting scheme than currently depicted within the front setback.
3. Recommended Condition 2 requires an irrigation system in the front yard setback to better promote re-establishment of the woodland setting, which was cleared with the construction of Wilfong Drive, contrary to requirements of zoning Case 87S016.

CONDITIONS

1. Landscaping shall be distributed across the entire road frontage in areas that will not obstruct vehicular sight distance, as determined in the field by VDOT and the Planning Department.
2. The entire front yard setback shall be irrigated using an automatic sprinkler system.

GENERAL INFORMATION

Associated Public Hearing Case:

87S016 - William B. and Gene H. Duval

Developer:

Jack Herbert IV - JLH Properties

Design Consultant:

Beamon Associates, Civil Engineer
Preston Dalrymple, Landscape Architect

Location:

Fronting approximately 425 feet on the east line of Wilfong Drive approximately 350 feet north of its intersection with Oak Lake Boulevard. Tax ID 736-691-5710 (Sheet 10).

Existing Zoning and Land Use:

I-1 with Conditional Use Planned Development; Vacant

Size:

2.69 acres

Adjacent Zoning and Land Use:

North, South, East and West - I-1 with Conditional Use Planned Development; Vacant and Industrial

BACKGROUND

The Condition and the Textual Statement from the zoning case are listed below:

Zoning Case 87S016 Condition 5(a):

“A conceptual landscaping plan shall be submitted to the Planning Commission for approval in conjunction with schematic plan review for each site. The conceptual landscaping plan shall include the general location of existing vegetation to be retained, the location of proposed vegetative screening and buffers and extent of planting in parking lots and other internal site areas.”

Textual Statement Condition 2:

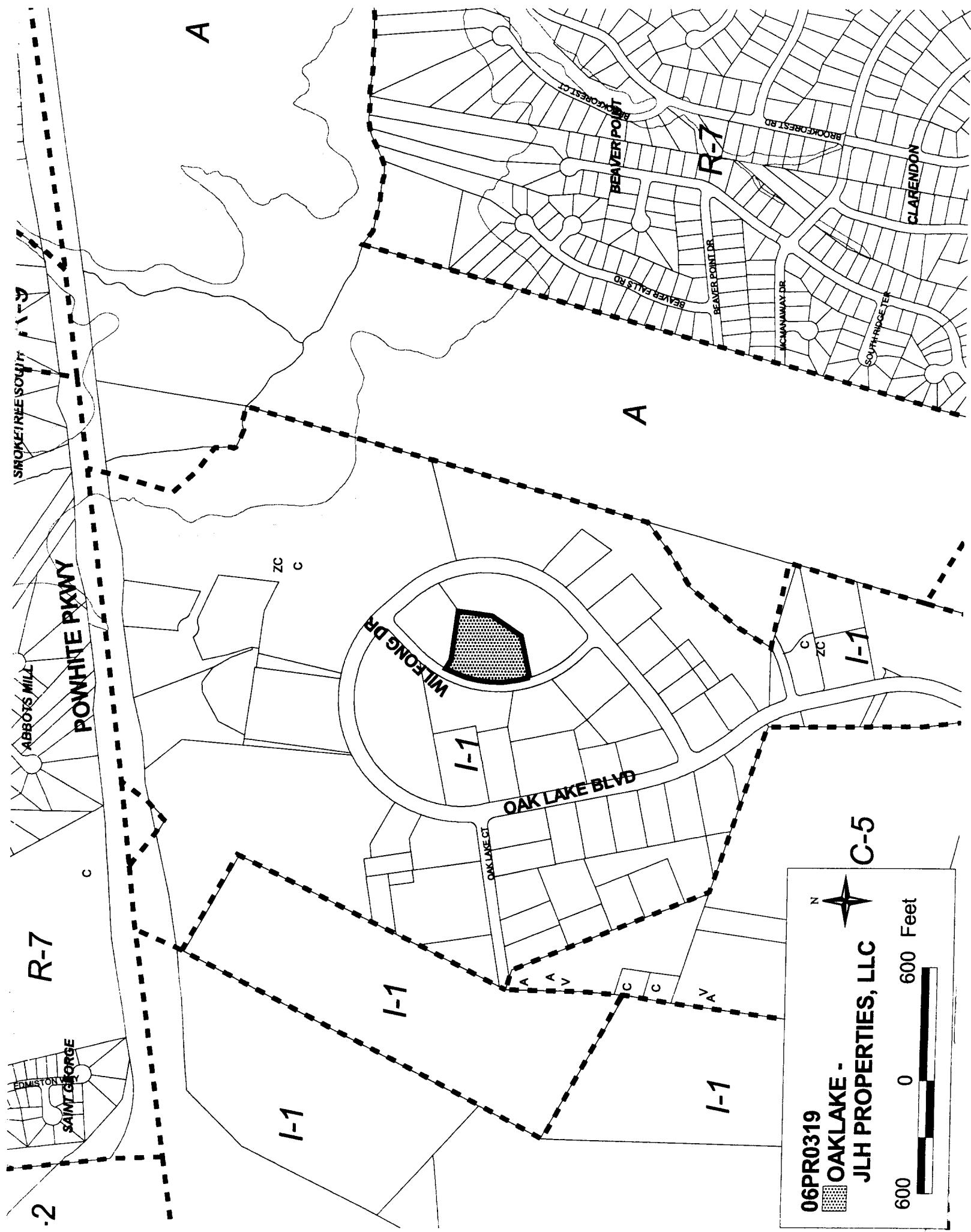
“Landscape plans: It is the intention of the developer to maintain a woodlands setting. The requirement for a 25 foot wooded setback from all roads reflects this intention. The view from the adjacent and internal roadways should convey an impression of a forest lane. A detailed landscape plan will be required for each building site. The plan will be reviewed by the Developer, as part of the approval of plans process detailed in subsequent section, to insure compatibility with other development within the project and to preserve the woodland nature of the property. A conceptual landscape plan for the project entrance road will be submitted to the County for review as part of the plan review of this project.”

During review of the site plan, it was determined that required landscaping may interfere with vehicular sight distance requirements. The proposed landscape plan was based on VDOT sight distance requirements, which restrict planting locations to concentrated areas within the front setback. Recommended Condition 1 allows for an on-site evaluation of vehicular sight distances to determine if actual field conditions will be conducive to a more evenly distributed planting scheme, which would reduce over-crowding, thereby promoting long term plant health.

Case 87S016 requires Planning Commission review and approval of conceptual landscape plans for each site within this development. The Textual Statement of zoning Case 87S016 required that a twenty-five (25) foot deep setback measured from the right of way of any public street be maintained in as near a natural state as possible, with no trees greater than six (6) inch caliper being removed. This front setback was cleared of trees with the construction of Wilfong Drive. Since the intent to retain existing trees has not been met, Planning staff is recommending that irrigation be installed in the front yard setback to better promote re-establishment of the woodland setting (Condition 2).

CONCLUSIONS

Staff recommends approval of the landscape plan subject to two (2) conditions.



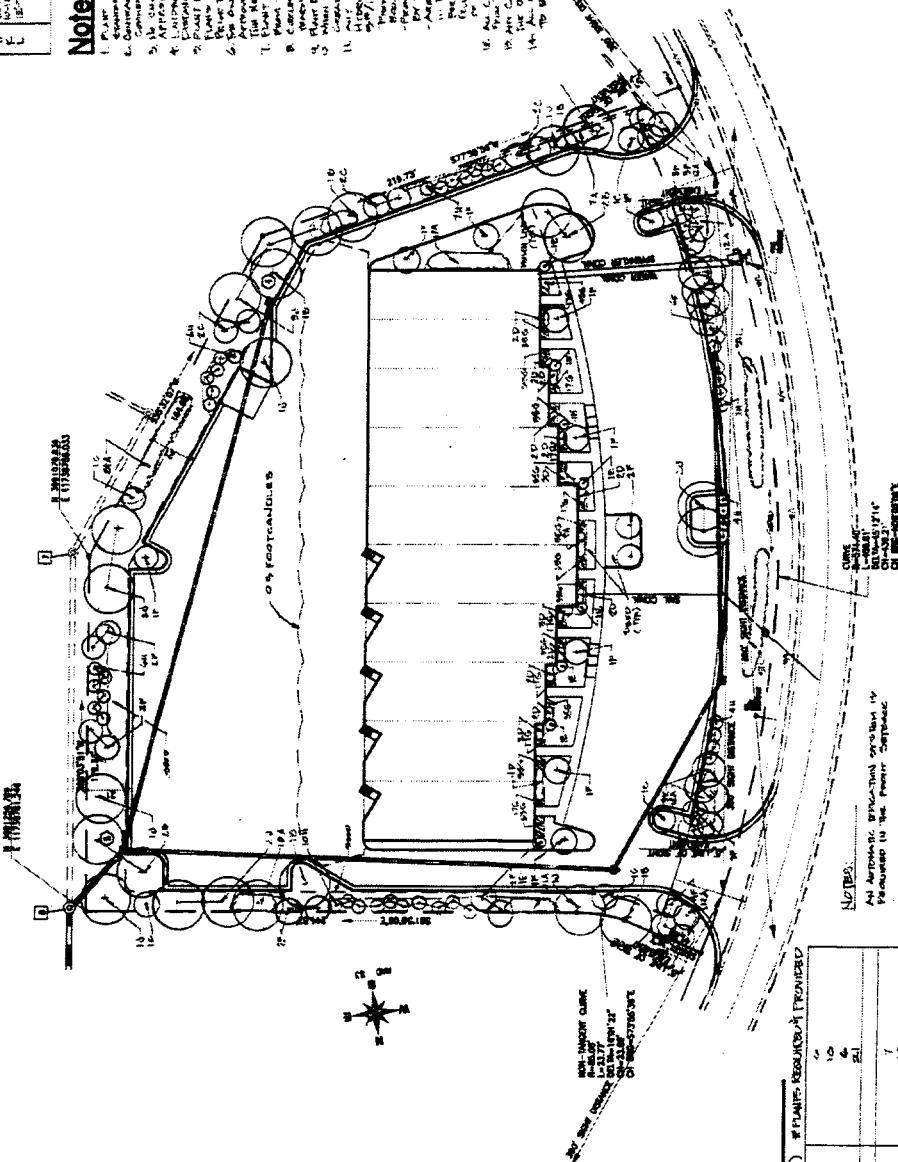
Plans

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LANDSCAPING PLAN

PROPOSED	OFFICE /WAREHOUSE FOR
OAKLAKE - J L H PROPERTIES, LLC	CHESTERFIELD COUNTY, VIRGINIA
WILSON BAPT.	BEAMON & ASSOCIATES, P.C.
7/1/2002	CONSULTING ENGINEERS

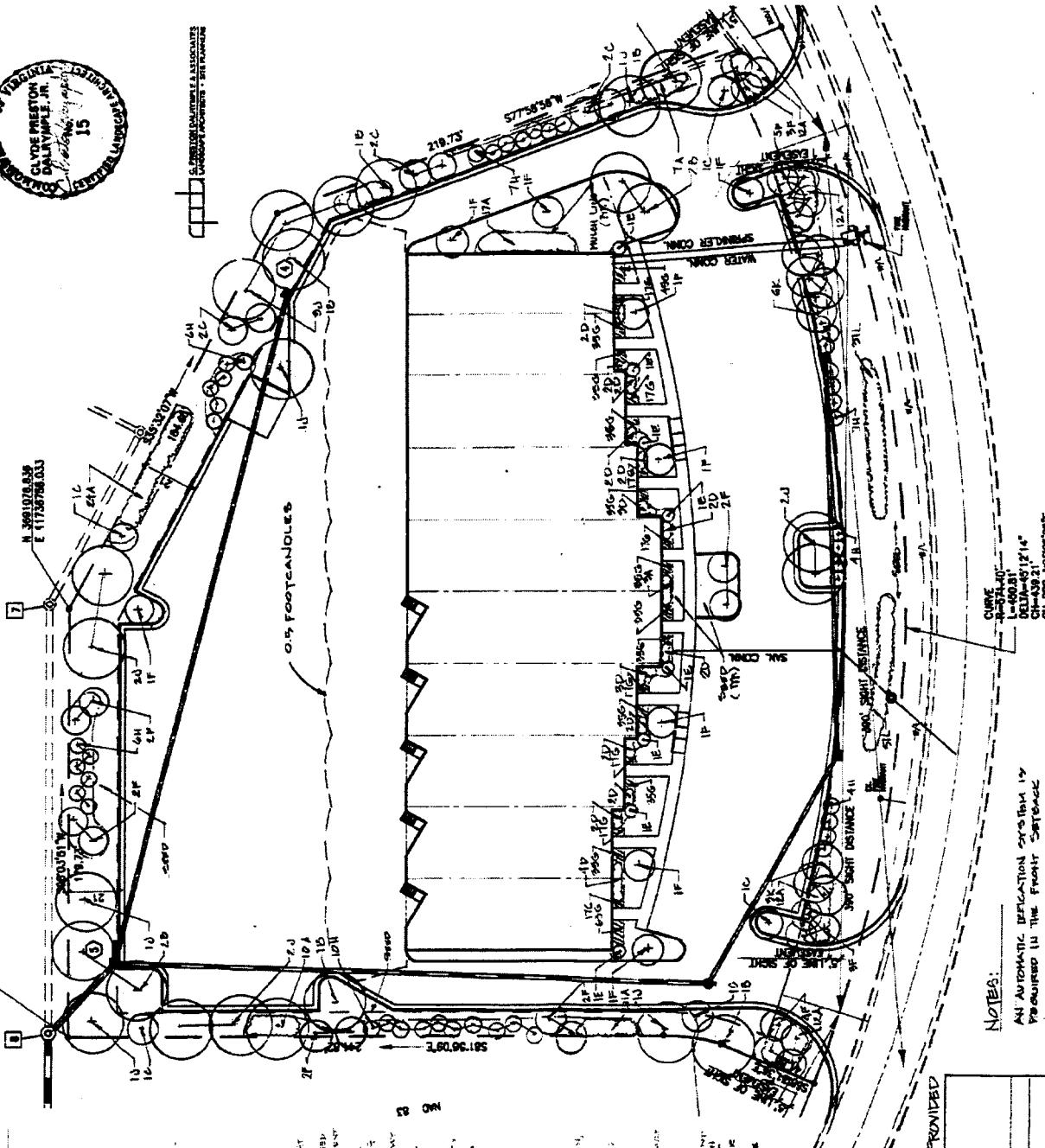


Endscope Requirements

06PRO319-1



Notes



Landscape Requirements

NORTH PROPERTY - LANDSCAPE "B" (300 LF)		# PLANTS REQUIRED & PROVIDED
LARGE DECIDUOUS TREES PER 30 LF	4	10
EVERGREEN TREES PER 30 LF	6	6
SMALL DECIDUOUS TREES PER 30 LF	6	6
MEDIUM SHRUBS PER 15 LF	21	
LARGE DECIDUOUS TREES PER 30 LF	7	
EVERGREEN TREES PER 30 LF	12	
SMALL DECIDUOUS TREES PER 30 LF	7	
MEDIUM SHRUBS PER 15 LF	24	
SOUTH PROPERTY - LANDSCAPE "C" (220 LF)		
LARGE DECIDUOUS TREES PER 30 LF	4	
EVERGREEN TREES PER 30 LF	7	
SMALL DECIDUOUS TREES PER 30 LF	7	
MEDIUM SHRUBS PER 15 LF	15	
WEST PROPERTY - LANDSCAPE "C" (446 LF)		
LARGE DECIDUOUS TREES PER 30 LF	9	
EVERGREEN TREES PER 30 LF	15	
SMALL DECIDUOUS TREES PER 30 LF	15	
MEDIUM SHRUBS PER 15 LF	15	
INTERIOR TREES		

- 06PRO319-2

LANDSCAPING PLAN	
PROPOSED OFFICE/WAREHOUSE FOR OAKLAKE - J L H PROPERTIES, LLC <small>CHESTERFIELD COUNTY, VIRGINIA</small> <small>WILSON DRIVE</small>	
BEAMON & ASSOCIATES, P.C. <small>LANDSCAPE CONSULTANTS INC.</small> <small>1000 N. GLENDALE AVENUE, SUITE 100 PHOENIX, ARIZONA 85013-3104</small> <small>TELEPHONE: (602) 951-1111 FAX: (602) 951-1112</small>	
DATE 7/7/02	PLATE 3828
NAME LP1	DATE 12/11/06

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